



TOWN OF TEWKSBURY

Community Preservation Committee

Meeting Minutes

July 16, 2015

The meeting was called to order by Nancy Reed, Chair, at 6:35 p.m. at the Pike House. In attendance were Richard Montuori, Jim Wentworth, Steve Deackoff, and John Deputat. Also present was Steve Sadwick, Director of Community Development, and Melissa Johnson, Recording Secretary.

Christina Nawn and Tom Churchill were not in attendance.

1) Approval of Meeting Minutes – April 15, 2015

MOTION: Mr. Wentworth made the motion to approve the April 15, 2015 meeting minutes; seconded by Mr. Deputat and the motion carried 5-0.

2) Proposals for October Town Meeting 2015:

a. Strong Field, Baseball Field at High School, Pleasant Street, Rehab of Recreation Use

Present was School Committee members, Krissy Polimeno and Jayne Miller. Ms. Polimeno explained that they are working on a Master Plan for the schools which they intend to roll out in August-October. Ms. Polimeno explained that they have reviewed all of the things that need to be done at the schools and one of the items included in this review is improvements to facilities. Ms. Polimeno noted that some of the items that were left out from the high school project were the athletic facilities. The school department is appreciative that, through the CPA and private donations, they were able to change the field to a turf field as well as add the tennis courts. In addition, they were able to pave Strong field as many complaints were being received. Ms. Polimeno explained that they tried to find a way to maximize funds and use Strong Field for purposes other than baseball; the field hockey and soccer teams would also be able to utilize Strong Field if these improvements are made. As a result, they are requesting modest improvements including addressing some safety issues. A tour of some other baseball fields that were recently redone was conducted. Ms. Polimeno noted that they are also working with private donations; the Ginsburg and Polimeno families have both made private donations totaling \$40,000; this is in addition to what is being requested. The funds will be used towards new fencing, minor irrigation, etc. Ms. Polimeno explained that based on the research they have conducted, they feel the cost will be approximately \$175,000; however, \$200,000 is being requested for contingencies.

Mr. Wentworth noted that one of the items the CPA helped with is the turf field and it is constantly in use, along with the track and tennis courts. Mr. Wentworth feels this was a great use of community funds as the community is using these and while he is a big supporter of the schools and baseball, he questions whether this proposal benefits the entire community. Ms. Polimeno explained that they feel they could definitely argue the fact that this would benefit the entire community and explained that currently the fields are rented out and there are many programs that are not coming to Tewksbury due to the condition of the field. In addition, they have had to cancel practices as there were no available fields. Ms. Polimeno explained that they would like to be able to keep the kids at the high school rather than carting them over to Livingston Street. Mr. Wentworth requested a list of the groups that this would benefit and Ms. Polimeno noted that she will provide this. Ms. Reed explained that this field is not as visible as some of the other fields in town; however, in her experiences the field is frequently used by the community.

Ms. Polimeno discussed also utilizing the back fields to help keep kids at the high school. Mr. Wentworth noted that the use of the back fields is new information for him and Ms. Polimeno apologized for this not being included in the report and will ensure it is added.

Ms. Reed noted that she is a big proponent of sports for children and feels this would be a good use of the funds as it addresses not only baseball, but other sports as well. Ms. Reed noted that currently the bleachers are in very poor condition and could be a liability for the town. Ms. Reed is in support of the proposal based on its positive impact on the community as a whole.

Mr. Deackoff explained that his only concern is the type of fencing that will be used. Ms. Polimeno explained that they have done some research on different types of fencing and it can be pricey. They would like something that is going to last long term and not just a few years. Ms. Polimeno noted that she will send the information they obtained on the fencing to Mr. Montuori for distribution to the members.

Mr. Montuori noted that he agrees this work needs to be done, but his concern is future maintenance. Ms. Polimeno explained that the current administration focuses on maintenance and will ensure this addressed.

Discussion took place on available funds. Ms. Reed and Mr. Montuori will work to ensure the funding is available for this.

Mr. Wentworth questioned whether CPA funds are appropriate and again explained that his main concern is to ensure that the funds are not just benefiting a specific group and are benefiting the community as a whole. Mr. Wentworth noted that he is aware of the need and supports it. Ms. Polimeno explained that it would not be possible to do this within the school budget as there are educational items that would need to be addressed first such as staffing, curriculum, etc.

Ms. Reed explained that the rehabilitation of existing recreation fields just became an allowable use in 2010 and now that there is an opportunity to address these items, it should be done. Ms. Reed feels this is an important part of the high school and will have numerous groups using it. Ms. Reed explained that she does not feel the type of sport is pertinent, it is a use that will benefit boys and girls as well as many sports groups.

Ms. Miller explained that while she is not as familiar with the proposal as Ms. Polimeno, she agrees that something needs to be done with the field; however, her concern is utilizing town funding for stuff that the school district should have been funding for years and ensuring these investments are protected in the future. Mrs. Miller explained she is not sure what is available for funding; however, an incremental approach would be better than a “no”. Ms. Reed feels there is no real way to do a project such as this in phases and that it would need to be done all at one time.

Mr. Wentworth requested the additional information be provided prior to the Committee acting on the proposal.

Ms. Polimeno asked how much funding is available and Ms. Reed explained that the amounts have not been confirmed and that she would need to verify the funding with the Finance Director, Karen Kucala. Ms. Reed noted that there is also another proposal for fencing at Livingston for \$187,000.

b. Livingston Street, replace fencing, Rehab of Recreation Use

Mr. Montuori explained that the proposal includes fencing for both sides of Livingston Street and that they are awaiting answers on the fence specifications from the fencing company. Mr. Montuori noted that the estimated cost may be for a lower quality fence and, as a result, the amount may need to be increased. The lacrosse field has not been included as it was added last minute. Ms. Reed suggested bumping the figure up to \$200,000 to include a 10% contingency as well as the lacrosse field.

3) Brief Update on CPA projects, as needed:

- **Livingston Cemetery Fence/Recreation land transfer from the State**

Mr. Montuori noted that there is nothing new to report.

- **Planning Board Affordable Housing**

Mrs. Reed noted that there is nothing new to report.

- **Elle Fleming School Historic Rehab**

Mr. Montuori noted that bids went out and are expected to be due within the next few days and noted that additional funding may be needed for this project.

- **Tewksbury Rail Trail Study**

Present was Peter Miller and Jayne Miller of the Tewksbury Rail Trail. Mrs. Miller presented the Committee with the feasibility study and thanked the CPA for the funding to conduct the study. Mrs. Miller noted that the company they

worked with is outstanding and worked directly with the town on the appropriate measures. There are multiple media reports on the presentation that was given at the Board of Selectmen meeting. Mrs. Miller explained that there are two trail solutions that are being proposed through the study; one is a paved path that is approximately 75 miles from Capital Ave to the Senior Center with parking at the Ocean State Job Lot parking lot. This portion would cost approximately \$1.7 million. The other option is a “greenway” on State Hospital land that would connect from Maple and East down to South Street. This option would require work with DCAM to develop and formalize the process. Mrs. Miller noted that they have reached out to Representative Miceli and his staff as well as the State Hospital. The “greenway” cost is approximately \$200,000.

- **School Playgrounds Rehab**

Mr. Montuori noted that he believes they are deciding on design.

- **Wamesit Indian Park Rehab. and Muster Park rehab**

Mr. Montuori explained that this project went to bid for a second time and no bids were received again. They will be re-advertising and scaling back the plans. The project has been advertised on the State Central Register and the local newspapers. Mr. Montuori noted that the State will begin paving along Route 38 in this area and he will be speaking with the contractor to see if they would be interested in making this a part of that project.

- **Long Pond Assessment and Management Plan**

Mrs. Reed noted that Kyle Boyd continues to work on this.

- **Update on Open Space and Rec. Plan RFP/next steps**

Mr. Montuori noted that Mr. Boyd was to speak with the Conservation Commission about this. Mr. Deackoff noted that he believes Mr. Boyd has been working to see if can get a lower cost.

4) Town Hall Discussion, Status and Next Steps

a. Restoration of Town Hall Records

Mr. Montuori noted that there is nothing new to report on the town hall records and that they are still being stored off site while the vaults are being installed.

b. Town Common Discussion

Mr. Montuori noted that he is awaiting the Master Plan Committee to see what they propose and try to tie it into this.

c. Town Center Master Plan Committee – invite to future CPC meeting discussion

The Town Center Master Plan Committee will be hosting a visioning session on September 15, 2015.

5) Administrative Support for the CPC, funding with CPA Administrative Funds

There was nothing new to report on this agenda item.

6) New Business/Old Business

Mr. Wentworth suggested putting together a long term investment plan and Mrs. Reed agreed.

Mr. Wentworth suggested adding the restructuring of the Committee on the agenda for the next meeting.

7) Next Meeting

The next meeting will be held at the discretion of the chair.

Adjourn.

MOTION: Mr. Montuori made the motion to adjourn; seconded by Mr. Wentworth and the motion carried 6-0.

Approved: 11/19/15

No new information provided.